



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

June 3, 2022

GWD File: 20.2719.00
'New' BOP 2022

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Council
Peter Fay, City Clerk
Jason Schmidt-Shoukri Commissioner, Planning, Building &
Economic Development

Subject: FORMAL PUBLIC INPUT
2766321 Ontario Inc.
Draft Brampton Plan (Official Plan)

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 2766321 Ontario Inc., the Registered Owners of 11860 and '0' Bramalea Road in the City of Brampton, (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan).

A formal Development Pre-Application Consultation Application (PRE-2020-0140) was filed on October 21, 2022 and the mandatory Consultation Meeting with City Planning Staff was held November 18, 2020. Through the Pre-Application Consultation process the City and external agencies confirmed that a Secondary Plan Amendment and Zoning By-law Amendment would be required. Our Client is currently in the process of finalizing technical plans, reports, and studies in support of the development of the subject site for a 10-storey+ residential apartment building with ground floor commercial.

Preliminary Policy and Zoning Review

The 2006 City of Brampton Official Plan (September 2020 Consolidation) currently designates the subject site 'Residential', and 'Open Space'.

The Countryside Villages Secondary Plan (Area 48) (October 2016 Consolidation) designates the subject site 'Medium Density Residential' and 'Valleyland'.

The Countryside Villages 48-1 Community Block Plan designates the subject site 'Medium Density Residential', 'Valleyland/Channel' and 'Buffer'.

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



Comprehensive Zoning By-Law No. 270-2004, as amended, zones the subject site 'Agricultural' and 'Floodplain'.

Draft Brampton Plan (Official Plan)

We have reviewed the Draft Official Plan which was released on April 26, 2022.

1. The following is an overview of the designations and overlays that apply to the subject site within that Draft Official Plan:

Schedule 1 – City Structure

- '*Neighbourhoods*'
- '*Natural Heritage System*'

Schedule 2 – City-Wide Growth Management

- '*Neighbourhoods*'
- '*Natural Heritage System*'

Schedule 3B – Transit Network

- '*Support Corridor*' (*Bramalea Road*)
- '*Future Rapid Transit Routes*' (*Mayfield Road*)

Schedule 4 – Provincial Plans & Policy Areas

- '*Designated Greenfield Area*'

Schedule 5 – Designations

- '*Neighbourhoods*'
- '*Natural Heritage System*'

2. **Section 1.1.7.b.** states that policies of the Plan are general in nature and are intended to be supplemented by Secondary-Level Plans. Land uses and designations approved prior to the implementation of this Plan, and legally in existence prior to the implementation of this Plan, will be permitted to be established and continue without an amendment to the Plan.
3. **Section 2.1.2.d** states that Neighbourhoods reflect new and existing lower-scale residential, commercial, and institutional areas in the City.
4. **Section 2.1.6** states that Neighbourhoods will be planned at a lower scale than Centres, Boulevards, and Corridors and will accommodate the lowest densities and building heights, while providing a full range and mix of housing options.
5. **Section 2.1.21.c** states Intensification in Brampton will be accommodated, subject to the policies of this Plan, by: Promoting gentle intensification in Neighbourhoods. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.



6. **Section 2.2.2.b** states that the Neighbourhood designation is found throughout the City and will support the achievement of 15-minute neighbourhoods. They are to include a broad range of residential uses together with neighbourhood supportive commercial and community services and facilities that serve and support the residents of these neighbourhoods. The intensity of development and range of uses that may be permitted varies depending on the street typology that the property fronts onto, in addition to a number of other factors.
7. According to **Table 4** lands designated Neighbourhoods on **Schedule 5** will comprise of a Low-Rise building typology. Additional permissions include Low-Rise Plus within 400 metres of a Support Corridor shown on **Schedule 3B**.
8. According to **Table 5** the segment of Bramalea Road which the subject site fronts onto is Classified as a Neighbourhood Connector. A range of uses are permitted including residential and mixed-use buildings.
9. According to the Building Typologies Table within the Glossary Section of Chapter 3 Implementation and Measurement, Low-Rise Plus Buildings shall have a height range up to and including 4-storeys.

Policy Modification

1. **Section 2.1.6** and **Table 4** should be revised to provide greater flexibility to permit increases in building height in strategic locations where appropriate, including key intersections. In the case of the subject site, immediately to the southeast is a recently constructed 6-storey apartment building. The 'now' developed retail commercial plaza located east of the subject site was approved in 2012. In 2019 a Pre-Consultation Application was submitted to develop the four (4) parcels at the north and south edges of the property fronting onto Mayfield Road and Inspire Boulevard respectively. The proposal contemplates the development of a mixed-use development consisting of 10-storey, 7-storey, 4-storey and 3-storey buildings to be serviced by underground parking.
2. **Section 2.2.64** does not appear to be a complete policy. It is missing the list of designation/overlays and criteria for development of 'new' Neighbourhoods. The policy needs to be corrected and re-issued for public review and comment before it can be advanced to Council for approval.
3. **Section 2.1.21.c** should be modified to state that appropriate intensification should be promoted in Neighbourhoods located outside of Centres, Major Transit Station Areas and Corridors.
4. **Section 2.3.257** should be modified to state that Development applications may be required to submit a Housing Assessment Report, to be approved prior to approval of any Secondary Plan, and any Secondary Plan amendment, Precinct Plan or Phasing Plan. A Housing Report was not requested by the City or the Region in the Pre-Application Consultation checklist provided by the City of Brampton. The Policy should be flexible to exempt development proposals from the requirement of a Housing Assessment/Analysis where deemed appropriate, in the consideration of the location,



scale, and type of application being filed and where sufficient information is available to inform its purpose.

Closing Remarks

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).

Should you have any questions, please contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
mgagnon@gwdplanners.com

c.c. Adrian Smith, Region of Peel
Andrew McNeil, City Brampton
2766321 Ontario Inc.
Andrew Walker, Gagnon Walker Domes Ltd.
Richard Domes, Gagnon Walker Domes Ltd.